

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023100654

Project Title: Santero Way Specific Plan Update

Lead Agency: City of Cotati

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Project Location: Cotati Sonoma
City *County*

Project Description (Proposed actions, location, and/or consequences).

The City of Cotati is preparing an update to the Santero Way Specific Plan (SWSP) to update land use designations and realize the vision of a residentially focused transit-oriented neighborhood, within walking distance to the Cotati SMART Station, that also allows for mixed-use and neighborhood-serving retail development, community-serving uses, and transit-serving uses. The designated land uses will be linked to design standards and guidelines and establish a planning framework to facilitate and guide future development. Anticipated plan changes include 1) potential expansion of the plan boundary to add one or more parcels up to 4 acres; 2) potential rezoning of up to nine parcels up to 15 acres outside the Plan Area, but within 0.5 mile of the Cotati SMART Station; 3) development standards and design guidelines to ensure compatibility with existing land uses and project objectives. Rezoning would occur on 12 parcels to allow between 25-35 dwelling units per acre, and a floor area ratio (FAR) of at least 1.0 for commercial development. A total of 769 residential units and 651,365 square feet of commercial development would be allowed in the project area with the proposed project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Mitigation Measure (MM) BIO-1, requiring nesting bird surveys, would reduce nesting bird impacts to less than significant (LTS).
- MMs CUL-1a and CUL-1b, requiring the identification and appropriate treatment of historical resources, would reduce historical resource impacts to LTS.
- MMs CUL-2a and CUL-2b, requiring archaeological resource assessments and stopping work upon discovery of an archaeological resource, would reduce archaeological resource impacts to LTS.
- MMs GEO-9a and GEO-9b, requiring stopping work upon discovery of an paleontological resource and protection measures, would reduce paleontological resource impacts to LTS.
- MM GHG-1, requiring greenhouse gas (GHG) emission reductions and electric vehicle charging stations, would reduce GHG impacts; however, the City may not be able to enforce a natural gas ban. This impact would be significant and unavoidable (SU).
- MM HAZ-6, requiring a Traffic Control Plan, would reduce roadway conflict impacts to LTS.
- MM NOI-1a, requiring construction noise reduction measures, would reduce construction noise impacts; however, project-specific details are not available, so this impact would be SU.
- MMs NOI-1b, requiring stationary operational noise analysis, would reduce operational noise impacts to LTS.
- MM NOI-1c, requiring roadway vehicle noise reduction measures, would reduce operational traffic noise impacts; however, traffic noise would remain above thresholds and this impact would be SU.
- MM NOI-2, requiring a vibration control plan, would reduce construction vibration impacts to LTS.
- MM TCR-1, requiring stopping work upon discovery of a tribal cultural resource (TCR), would reduce TCR impacts to LTS.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NOP comments covered the following topics: tribal consultation, traffic congestion, site ingress/egress, wildfire, parking, construction traffic, and rezoning.

Provide a list of the responsible or trustee agencies for the project.

- City of Cotati (Lead Agency)
- California Department of Fish and Wildlife (Trustee Agency)